LOT 9
IN OR 592 PG 747
SUNOWA SPRINGS #1 PB 4/75 & 76

COLLEY JANIE M & KENNETH W
11545 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0009-0000

BUILDING CHARACTERISTICS

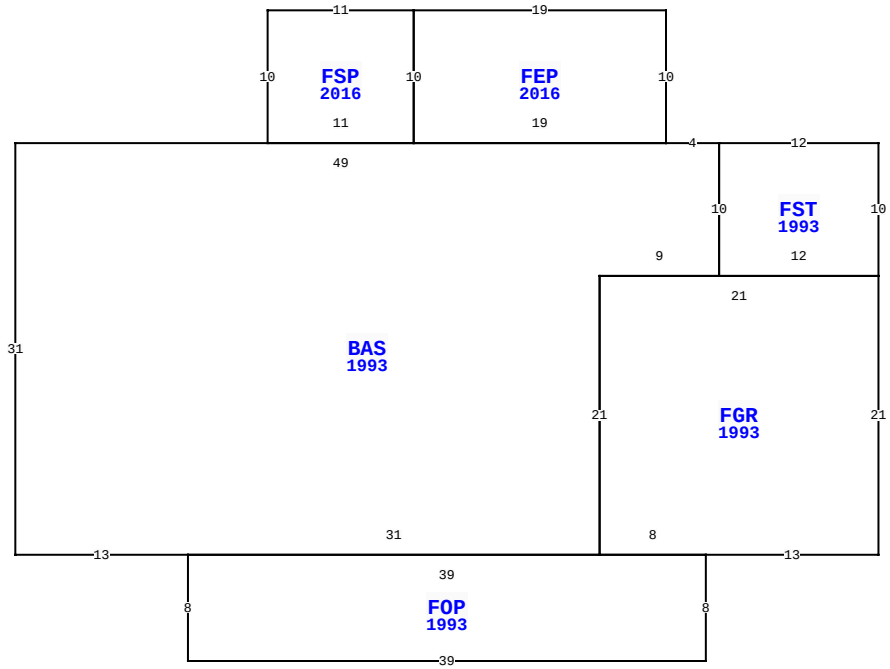
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100	1,454	111,607
FEP	190	80	152	11,667
FGR	441	55	243	18,652
FOP	312	30	94	7,215
FSP	110	40	44	3,378
FST	120	55	66	5,066
TOTALS	2,627		2,053	157,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,053	111.3280	100.47	206,265	1990	1990	0	0	0	23.60	76.40

1 SINGLE FAM – 100% - 0 Heated Area: 1454 HX Base Yr



11545 SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		157,586
TOTAL MARKET OB/XF VALUE		15,694
TOTAL LAND VALUE - MARKET		86,800
TOTAL MARKET VALUE		260,080
SOH/AGL Deduction		125,397
ASSESSED VALUE		134,683
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,683
TOTAL JUST VALUE		260,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6588	NEW CONSTR	7,734	04/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0592/0747	3/13/1990	WD	Q	V		18,000
GRANTOR: KING LEE & VICKY						
GRANTEE: COLLEY JANIE & KEN						
0489/0064	5/01/1986	WD	Q	V		14,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W4 FEP=[YR=2016] N10 W19
FSP=[YR=2016] W11 S10 E11 N10$ S10 E19$ W49 S31 E13
FOP=[YR=1993] S8 E39 N8 FGR=[YR=1993] E13 N21 W21 S21E8$
W39$ E31 N21 E9 N10$ S10 E12 N10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	20	12	240.00	SF	21.30	21.30	100	1990	1990	3	20	1,022	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
4	0811	CONCRETE B	0	100	0	0	846.00	SF	5.20	5.20	100	1990	1990	3	62	2,728	
5	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1992	1992	3	20	3,360	
6	0300	BOAT DCK W	0	100	0	0	135.00	SF	40.00	40.00	100	1992	1992	3	20	1,080	
7	0681	POLE SHED	0	100	26	14	364.00	SF	15.00	15.00	100	2010	2010	3	64	3,494	
8	0350	CARPORT WD	0	100	30	20	600.00	SF	13.00	13.00	100	1992	1992	3	20	1,560	

LAND DESCRIPTION

TOTAL OB/XF 15,694

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.48	AC		1.00	1.00	1.00	35,000.00	35,000.00	86,800							

REVIEW DATE 10/09/2018 BY TWA Total Acres: 2.48 Total Land Value: 86,800 Market: 0 Agricultural: 0 Common: 86,800 PRINTED 08/02/2023 BY SYS